

151.0

0002

0028.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,208,300 / 1,208,300

USE VALUE: 1,208,300 / 1,208,300

ASSESSED: 1,208,300 / 1,208,300


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	SERABIAN DAVID A &
Owner 2:	SERABIAN TRACY L WALLACE
Owner 3:	

Street 1: 96 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: N

Postal: 02476 Type: _____

PREVIOUS OWNER

Owner 1: KEATING MARGARET E/TRUSTEE -

Owner 2: MARGARET E KEATING 2013 REVOCATION

Street 1: 96 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 10,139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2017, having primarily Vinyl Exterior and 3801 Square Feet, with 1 Unit, 0 Bath, 3 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10139		Sq. Ft.	Site		0	70.	0.71	8									506,918						506,900	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							10139.000		701,400				506,900		1,208,300							
Total Card							0.233		701,400				506,900		1,208,300		Entered Lot Size					
Total Parcel							0.233		701,400				506,900		1,208,300		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		317.89		/Parcel:		317.8		Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID								
151.0-0002-0028.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	701,400	0	10,139.	506,900	1,208,300	1,208,300
2019	101	FV	551,400	0	10,139.	506,900	1,058,300	1,058,300
2018	101	FV	490,800	0	10,139.	449,000	939,800	939,800
2017	101	FV	216,900	0	10,139.	376,600	593,500	593,500
2016	101	FV	216,900	0	10,139.	376,600	593,500	593,500
2015	101	FV	180,400	0	10,139.	325,900	506,300	506,300
2014	101	FV	180,400	0	10,139.	315,000	495,400	495,400
2013	101	FV	180,400	0	10,139.	299,800	480,200	480,200

SALES INFORMATION

TAX DISTRICT									PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
KEATING MARGARET	67427-529		6/15/2016	Change>Sale		540,000	No	No					
KEATING MARGARET	63216-552		1/27/2014	Convenience		10	No	No					
KEATING JAMES F	58198-38		12/29/2011	Convenience		1	No	No					
	8910-452		1/1/1901	Family			No	No	N				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2018	680	Shed	28,500	O				
10/27/2016	1321	New Buil	360,000	O				
10/23/2009	1048	New Wind	8,600					
6/25/1999	378	Manual	4,300				REROOF	

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2018	Meas/Inspect	BS	Barbara S
1/31/2018	Mail Update	EMK	Ellen K
6/27/2017	Permit Visit	DGM	D Mann
6/14/2017	Measured	DGM	D Mann
6/14/2017	Permit Visit	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
3/2/2017	Permit Visit	DGM	D Mann
10/29/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

